

FOR SALE OR LEASE

**6614 DEL RIO
HOUSTON, TX 77021**



±2.54 Acres IOS in Central Houston with 3,500 SF Building

partners

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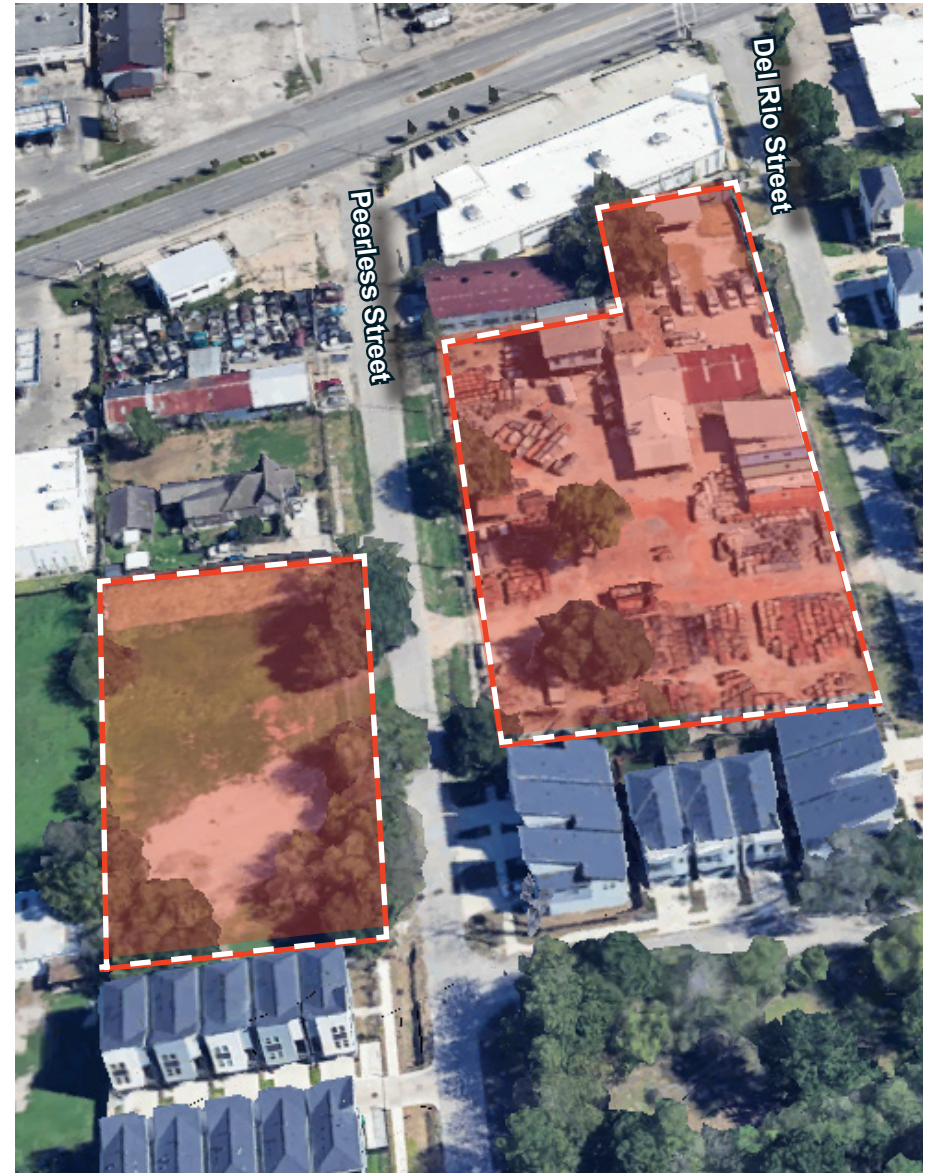
Property Summary

Partners is pleased to offer 6614 Del Rio Street, Houston, Texas, located in Harris County. This ±2.54-acre site offers a valuable redevelopment opportunity with convenient access to major highways, and is situated just minutes from Downtown Houston and key port access corridors.

Address	6614 Del Rio St Houston, TX
Pricing	Inquiry with Broker
Building Size	3,560 SF Office
Lot Size	±2.54 Acres
Outside Storage	Fenced and secured truck court

PROPERTY HIGHLIGHTS

- Fully fenced and secured truck court/storage yard
- Rare IOS opportunity near the Houston Medical Center and Inner Loop
- Convenient access to SH 288 and 610 Loop
- Minutes from Downtown Houston, port access corridors
- Ideal for contractor yard, fleet operations, equipment storage or owner-user
- Redevelopment opportunities



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Aerial

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Property Photos

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Demographics

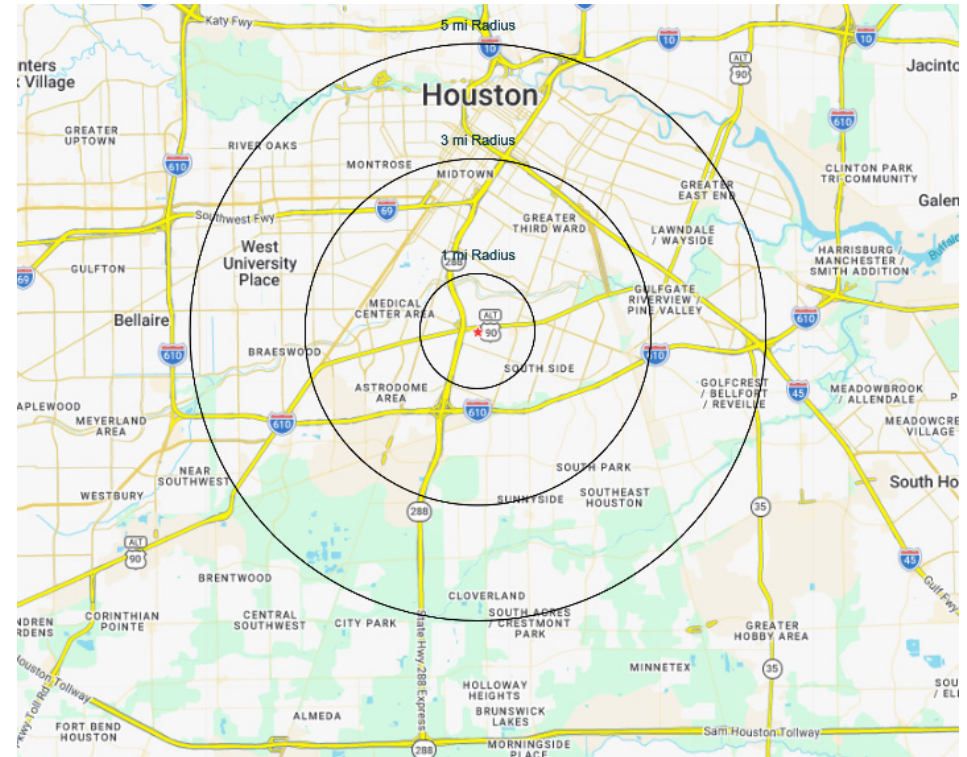
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HOUSTON, TEXAS 77021**

POPULATION	1 Mile	3 Miles	5 Miles
2020 Census Population	16,393	144,998	414,831
2025 Estimated Population	17,820	160,519	456,721
2030 Projected Population	17,769	158,510	414,831
Annual Growth (2025-2030)	-51	-0.3%	0.1%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 Census Households	7,225	61,236	178,327
2025 Estimated Households	8,088	66,697	198,546
2030 Projected Households	2,444	35,123	89,372
Annual Growth (2025-2030)	0.6%	0.2%	0.9%

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$106,485	\$112,103	\$136,884
Median Household Income	\$70,434	\$74,898	\$93,598

DAYTIME EMPLOYMENT	1 Mile	3 Miles	5 Miles
Total Employees	6,990	94,957	392,920
Total Businesses	733	9,204	35,676



Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and

• The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Houston, LLC	9003949	licensing@partnersrealestate.com	713-620-0500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Will Austin	672153	will.austin@partnersrealestate.com	713 985 4604
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Hunter Johnston	702762	hunter.johnston@partnersrealestate.com	713 985 4627
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov